

PLAN: Charlestown

Planning Places: Rutherford Avenue and Sullivan Square

May 26, 2021



boston planning &
development agency

Welcome

Jason Ruggiero, Community Engagement Manager



**boston planning &
development agency**

Meeting Recording

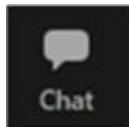
At the request of community members, this event will be recorded posted on the PLAN: Charlestown project webpage at **<http://bostonplans.org/PlanCharlestown>** for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

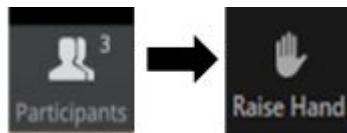
If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

Zoom Tips

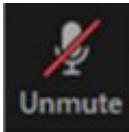
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time –
Members of the PLAN: Charlestown team will enable the chat at the end.



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

Zoom Etiquette

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- The chat function will be enabled during the discussion agenda item. (In keeping with convention from in-person meetings.)
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email **Jason.Ruggiero@boston.gov**

COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

boston.gov/coronavirus

Content available in 16 languages.



The screenshot shows the City of Boston COVID-19 website. At the top, there is a navigation bar with a 'MENU' icon, the 'CITY of BOSTON' logo, 'Mayor Martin J. Walsh', and a circular seal. To the right are links for 'PAY AND APPLY' and 'PUBLIC NOTICES'. The main title 'CORONAVIRUS DISEASE (COVID-19) IN BOSTON' is prominently displayed in large, bold, dark blue text. Below the title, a paragraph of text states: 'The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#).'. Below this text is a wavy line separator. At the bottom of the page, there are links for 'TOPICS', 'COVID-19 UPDATES', and 'LATEST PRESS CONFERENCE'. A note says 'BOSTON (AS OF FRIDAY, JULY 10)'. The total number of cases is displayed as '13,673 CASES | 9,683 RECOVERED'.

CORONAVIRUS DISEASE (COVID-19) IN BOSTON

The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#).

TOPICS COVID-19 UPDATES LATEST PRESS CONFERENCE

BOSTON (AS OF FRIDAY, JULY 10)

13,673 CASES | 9,683 RECOVERED

MULTILINGUAL CONTENT

العربية (Arabic)
Crioulo (Cabo Verdean creole)
中文 (Chinese)
Français (French)
Kreyòl ayisyen (Haitian Creole)
Português (Portuguese)
Русский (Russian)

Agenda

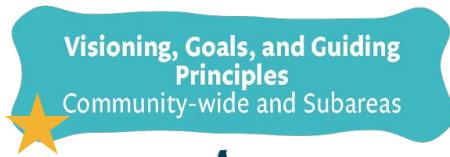
- Welcome (5 min)
- Travel to Charlestown 2040: Planning Places Framework (15 min)
- Mapping Priorities with Breakout Room Discussions (60 min)
- Next Steps and Discussion (10 min)

If you have a follow up item, please reach out to Jason Ruggiero
(Jason.Ruggiero@boston.gov) and we will be in touch as soon as possible.

Planning Process



Understanding Charlestown Today



Planning for Charlestown Tomorrow

Refine

Refine

PLAN:
Charlestown

Updated Zoning,
Land Use, and
Development
Regulations
(BPDA)

Coordination with
other Municipal
Agencies

Implementing the
Final Plan

★ We are here

Planning Places

Ted Schwartzberg, AICP, Senior Planner II

Anna Callahan, Planner II



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Today in Charlestown...



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Images: BPDA

The built environment is always evolving...



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Images: BPDA



**PLAN: Charlestown will look over a
15-20 year horizon.**

**Tonight we'll get back in our time
machine to discuss what Charlestown
could look like in 2040.**

Image:

[www.needpix.com/photo/1665423/wallpaper-space-
desktop-universe-dark-star-cosmos-spaceship-sky](http://www.needpix.com/photo/1665423/wallpaper-space-desktop-universe-dark-star-cosmos-spaceship-sky)

Some areas may change a little.



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Image: BPDA

Some areas may change a lot.

Sparsely used land, such as land occupied by large parking lots and single story industrial buildings, **is more likely to be redeveloped and can provide public benefits**.

Future development capacity is affected by future transportation improvements.

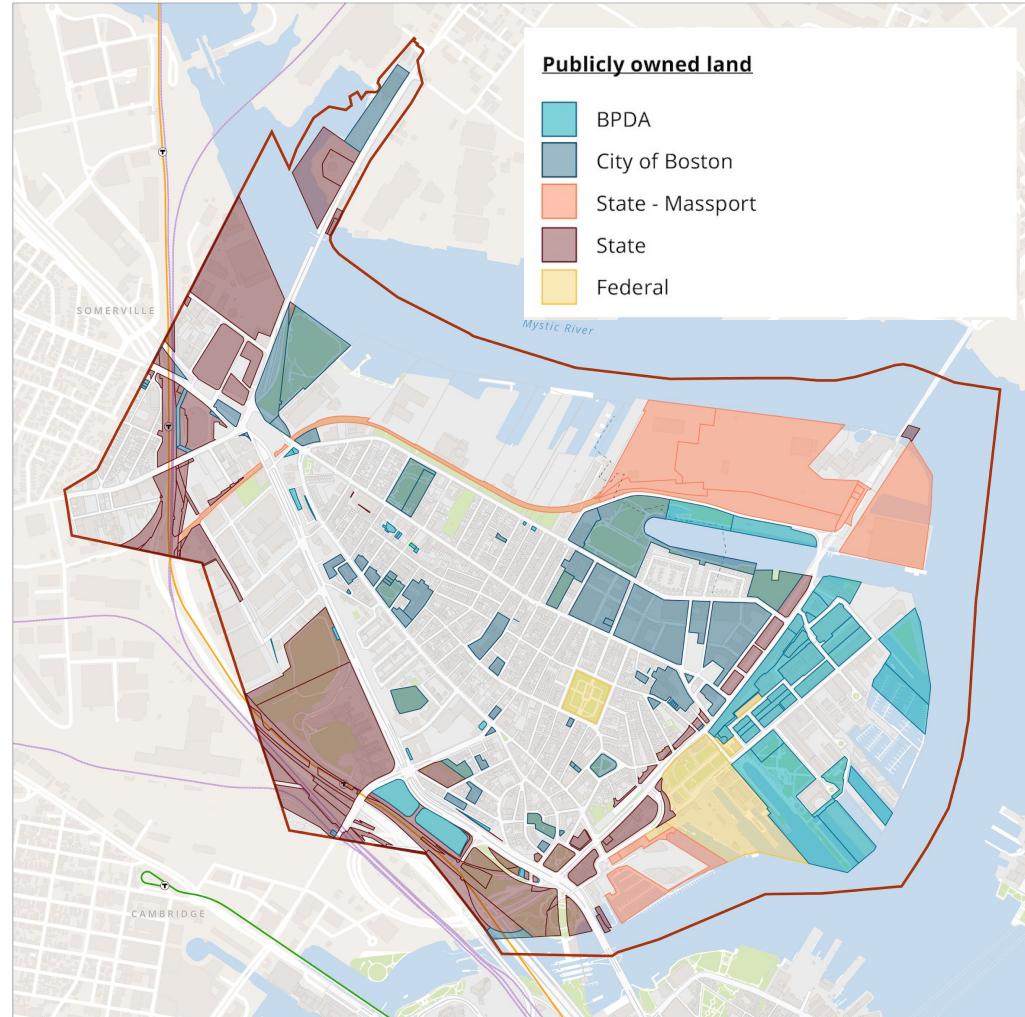
Planning creates a vision and sets the parameters for future development and public improvements.



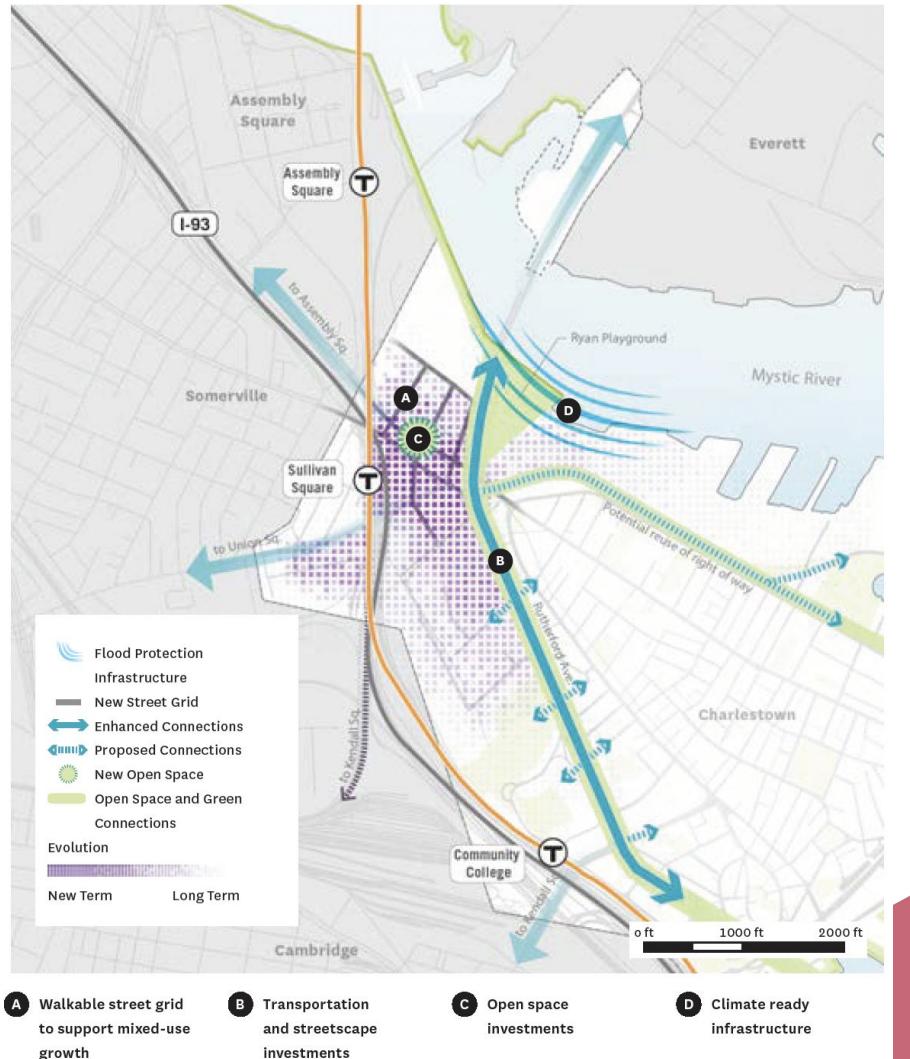
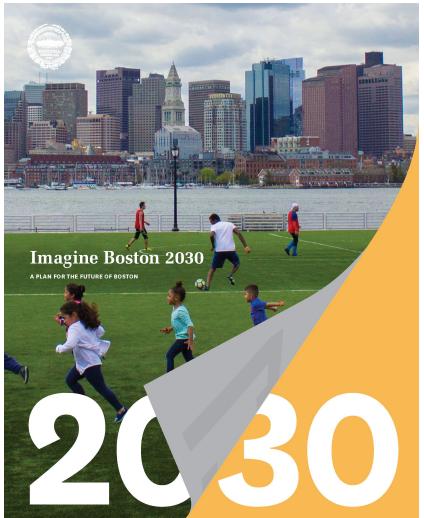
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Image: BPDA

Some areas have more opportunity to change than others.



Some areas have the potential to be greater.



Why Plan?

Planning produces a framework to **predictably shape the future of our neighborhoods** and identifies opportunities to preserve, enhance, and grow.

Planning allows us to **think holistically about change in desirable areas**, rather than reacting to individual sites and proposals. We will **map out a path to implement our vision** for the community.

We plan together.

We are the conveners and facilitators, but the planning process requires **meaningful and sustained participation** of all community stakeholders.

Planning Places

The *Planning Places* workshops focus on **guiding contextual and appropriate growth.**

We will answer questions like:

- “What do we want these areas to look like?”
- “What type of development(s) further our goals and priorities?”
- “How do we preserve the elements of our community that we really love?”

Tonight, we will...

- Start the conversation on how to **plan holistically** in Rutherford Avenue and Sullivan Square.
- **Identify and prioritize desired land uses** for these areas to address hopes and concerns for the future of Charlestown.
- Begin to **identify opportunities** for placemaking, open space, and improved mobility connections.

Mapping Priorities

- 1 - Mobility*
- 2 - Climate Resiliency and Open Space*
- 3 - Public Realm*
- 4 - Locations for Housing and Businesses*



Mapping Priorities - Topic Areas



Mobility



Open Space and Resiliency



Public Realm



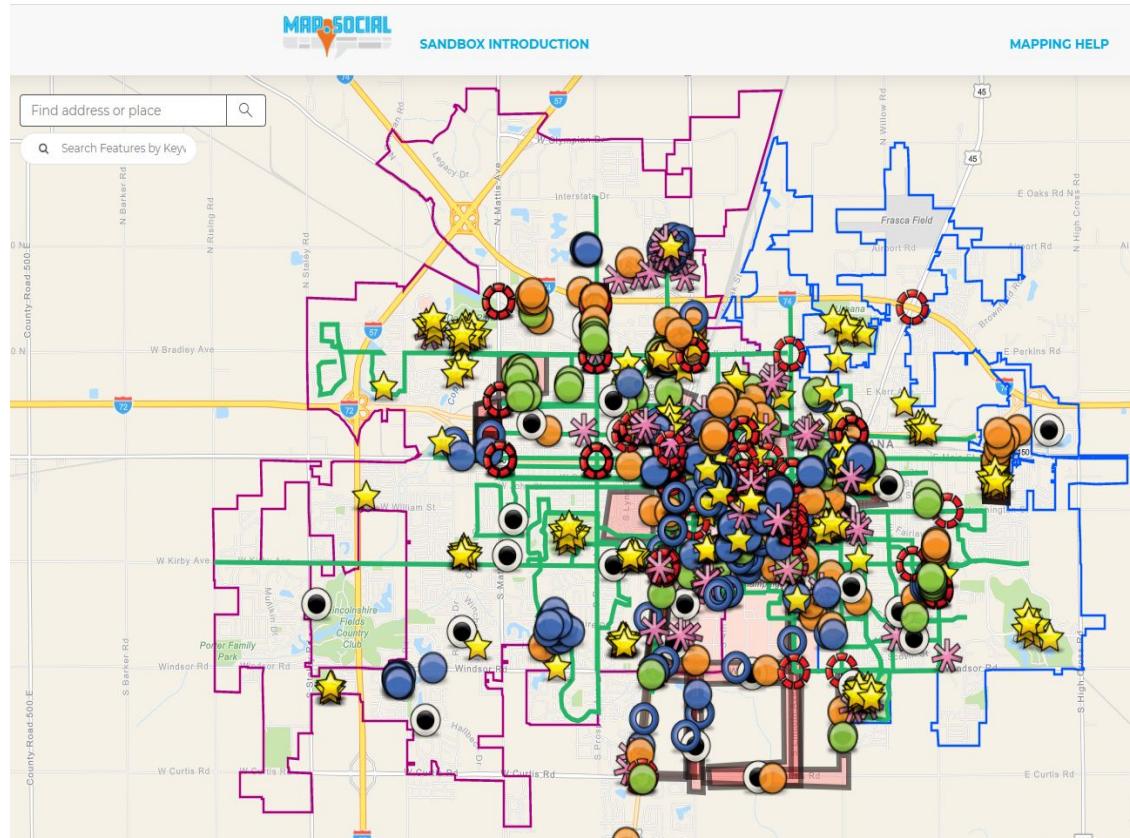
Housing & Business Locations

Mapping Priorities

All breakout rooms will be using Map.Social, an interactive mapping tool.

Please just pick **one** breakout room for tonight.

You'll have an opportunity to weigh in on all categories after tonight's workshop through the PLAN: Charlestown Map.Social page: [**bit.ly/mapcharlestown**](http://bit.ly/mapcharlestown)



Mobility

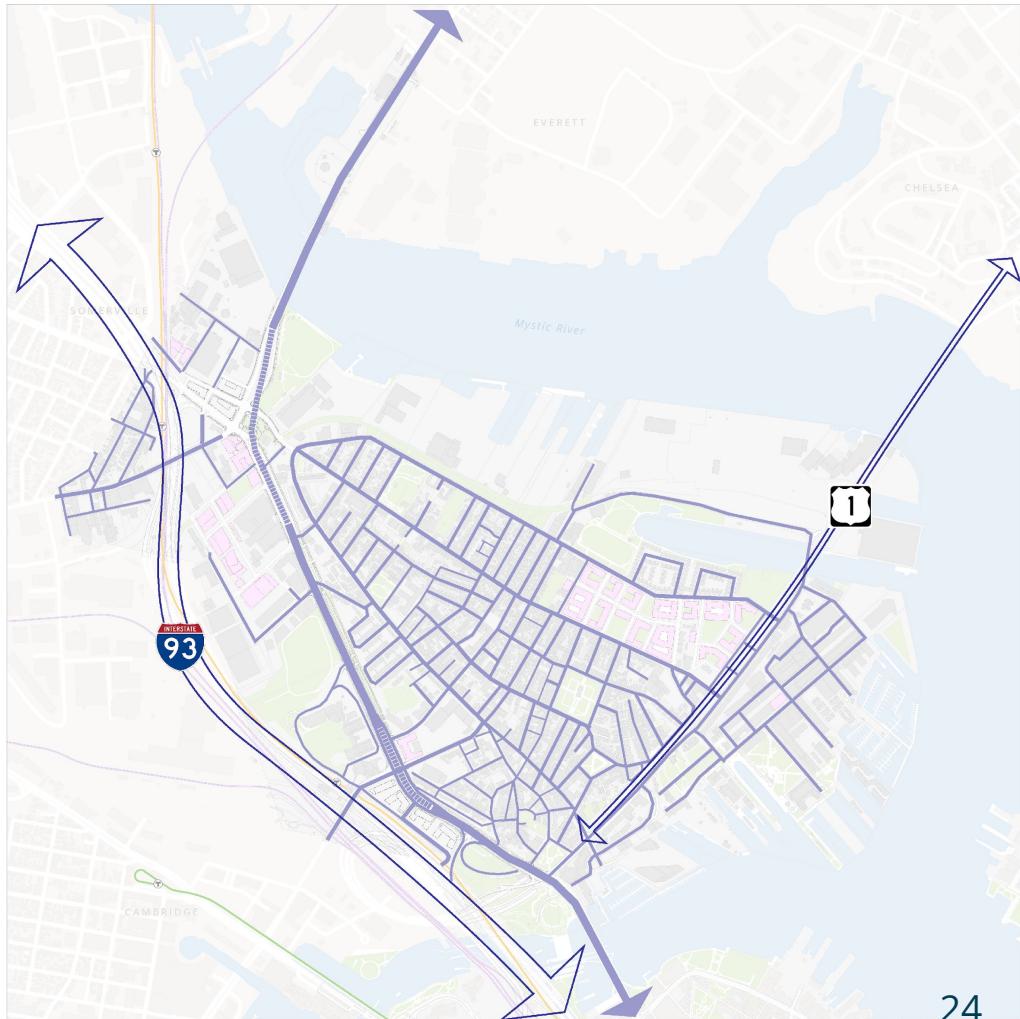


We heard hopes for:

- Increased local public transit service and access
- Better bike infrastructure (i.e. protected bike lanes)
- Better connections to Everett, Cambridge, and Somerville
- Safer pedestrian and vehicular connections across and to Rutherford Avenue (and Paul Revere Park)
- Enhanced water transportation
- Rutherford Avenue public works improvements
- Fewer cars and less traffic/congestion (particularly through Sullivan Square)
- Traffic calming in Sullivan Square

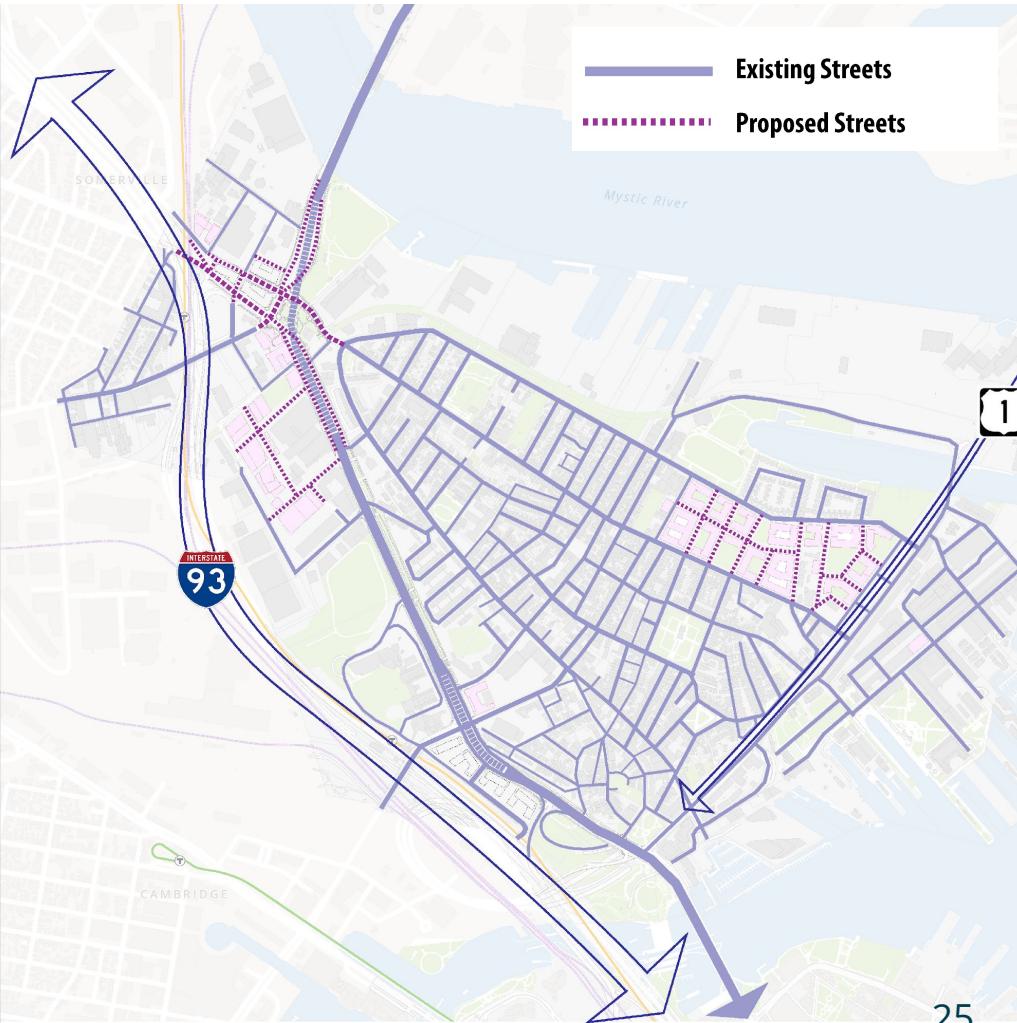
Responses from 4/7 Land Use
Through Time Part II Workshop

Current Network



Planned Network

- Sullivan Square & Rutherford Avenue redesign
- New streets in Hood Park and Bunker Hill Housing



Mobility



In this breakout room, you will:

- Discuss why improved mobility options are an important priority for Rutherford Ave and Sullivan Square.
- Identify what locations need to be better served by different mobility modes, including:
 - Bike lanes
 - Roads
 - Bus routes

Open Space and Climate Resiliency



We heard hopes for:

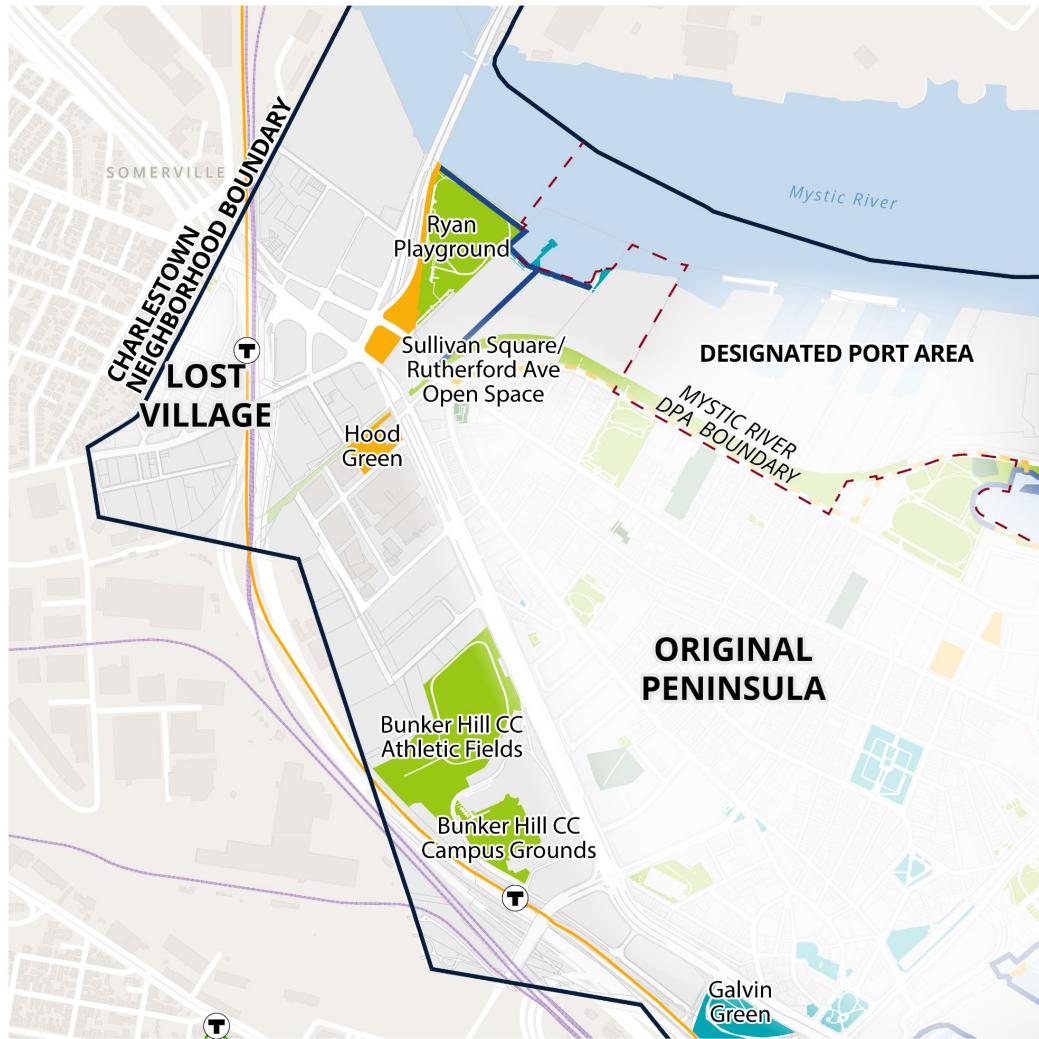
- A climate-ready Charlestown
- Improved flood resiliency
- More parks, trees, and open space free of air, light, and noise pollution
- Safe and accessible connections to the waterfront, such as the Harborwalk
- A dog park
- New public spaces that foster a sense of community
- A green corridor

Responses from 4/7 Land Use
Through Time Part II Workshop

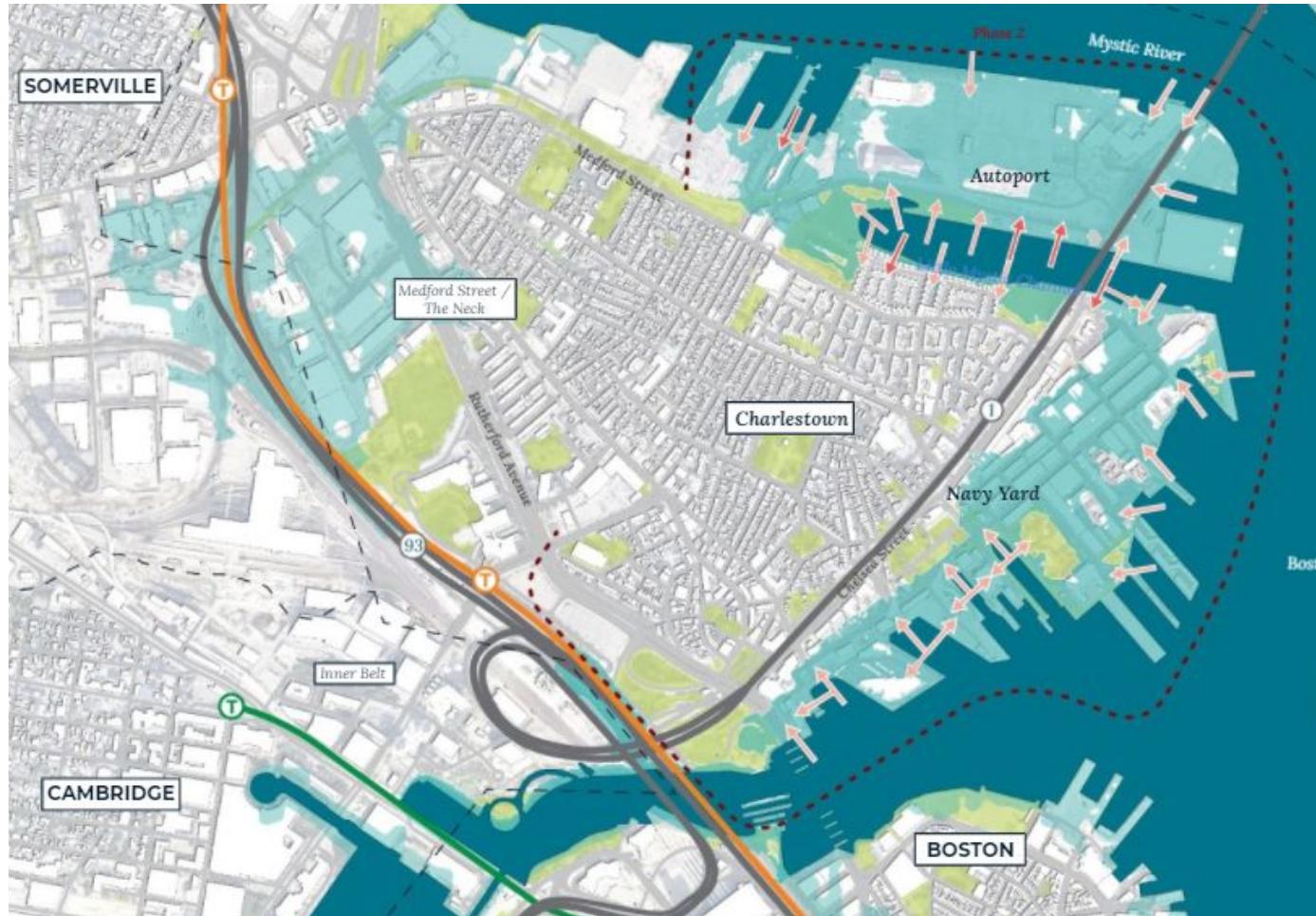
Open Space

Open space by type

- Completed harborwalk
- Future open space
- Malls, squares, & plazas
- Parks, parkways, playgrounds, & athletic fields



Resiliency



Flood Pathway Map: Coastal Resilience Solutions for East Boston & Charlestown (Phase I and II)

Open Space and Climate Resiliency



In this breakout room, you will:

- Discuss why open space and climate resiliency are important priorities for Rutherford Ave and Sullivan Square.
- Identify where you see new open space. In the comments, identify any specific open space uses you'd like to see (such as playgrounds, dog parks, ball parks/athletic fields, places to walk/trails)

Public Realm



We heard hopes for:

- A united and welcoming community
- Sullivan Square and Rutherford Avenue as destinations and Charlestown's "gateways"
- Better pedestrian infrastructure (such as wider sidewalks)
- Totally different Rutherford Ave with amazing new public amenities on the "other" side
- Integrate the area on the other side of Rutherford into the rest of Charlestown
- Safer to cross and get to Rutherford Avenue (and Paul Revere Park)

Responses from 4/7 Land Use
Through Time Part II Workshop

What is the “public realm”?

The public realm is a catch-all term for a community's public spaces and the activities that make them inviting. **Think about the places where people interact and come together.**

This could include:

- Sidewalks
- Squares and Plazas
- Public Art and Placemaking
- Parklets
- Outdoor Seating

Public Realm



In this breakout room, you will:

- Discuss why streetscape improvements are an important priority for Rutherford Ave and Sullivan Square.
- Identify what improvements you think would help activate the public realm.

This could include:

- New or Wider Sidewalks
- Squares and Plazas
- Public Art
- Parklets
- Outdoor Seating
- Placemaking

Business Locations



We heard hopes for:

- More retail and restaurants, particularly in and near Sullivan Square
- Fewer chains and coffee shops
- Additional supermarkets/grocery stores
- Draw people to the river through ground-level retail

Responses from 4/7 Land Use
Through Time Part II Workshop

Housing Locations



We heard hopes for more:

- Affordable options, particularly ownership opportunities
- Mixed-income housing
- Housing options geared towards families
- Housing options for all-ages
- Residential options in Sullivan Square

Responses from 4/7 Land Use
Through Time Part II Workshop

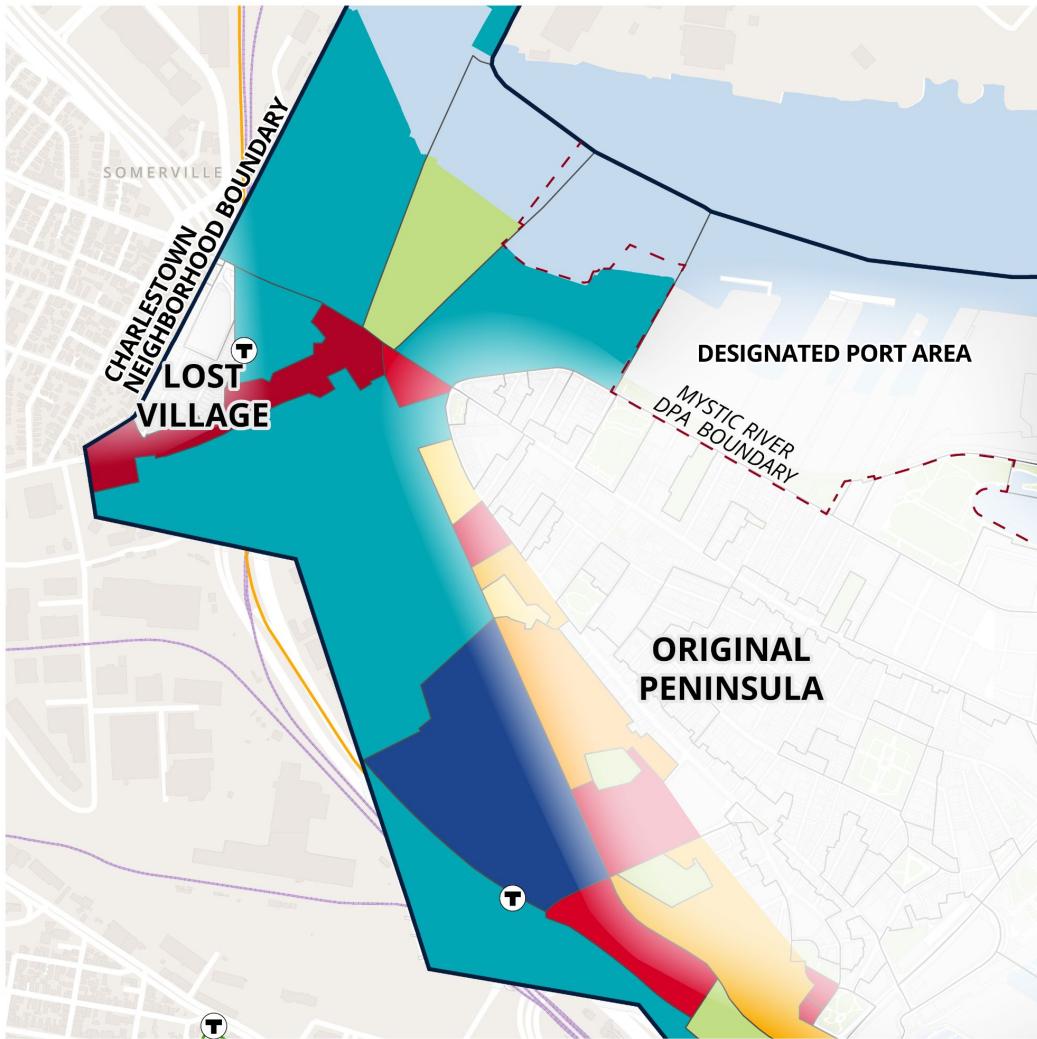
Current Zoning Subdistricts

Zoning determines the types of uses allowed in each subdistrict.

- Residential (RH-1500; RH-2000; 3F-2000; 3F-3000)
- Multifamily Residential (MFR)
- Neighborhood Shopping (NS); Local Convenience (LC)
- Community Facilities (CF)
- Local Industrial (LI), Charlestown General Industrial, Mystic River Waterfront Manufacturing, Charlestown Maritime Economy Reserve
- Open Space

Subdistrict boundary

Neighborhood boundary

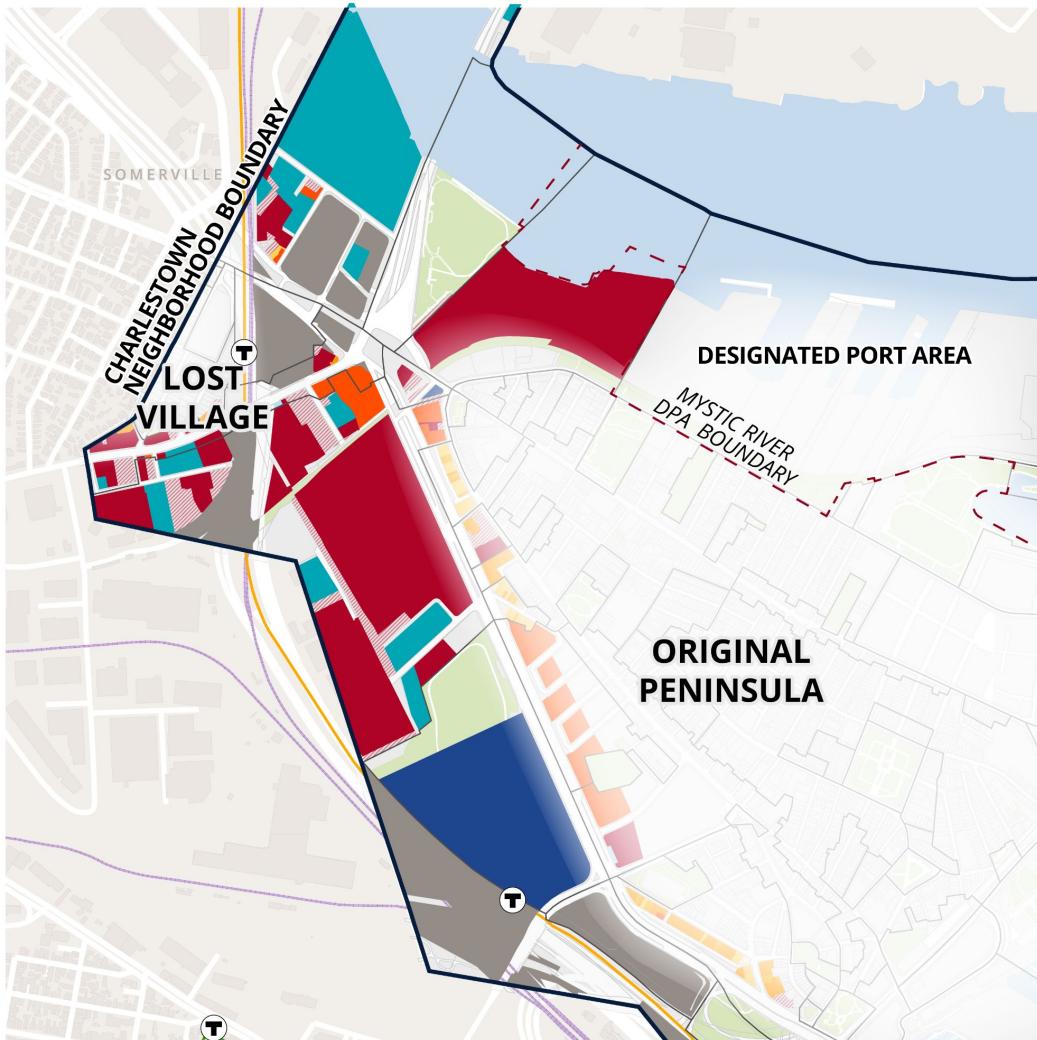


Current Land Use

Land use varies throughout a zoning subdistrict because zoning allows a variety of uses within each zone.

- Residential
- Commercial
- Commercial vacant
- Mixed use
- Industrial
- Community facility
- Exempt

- Subdistrict boundary
- Neighborhood boundary



Housing and Business Locations



In this breakout room, you will:

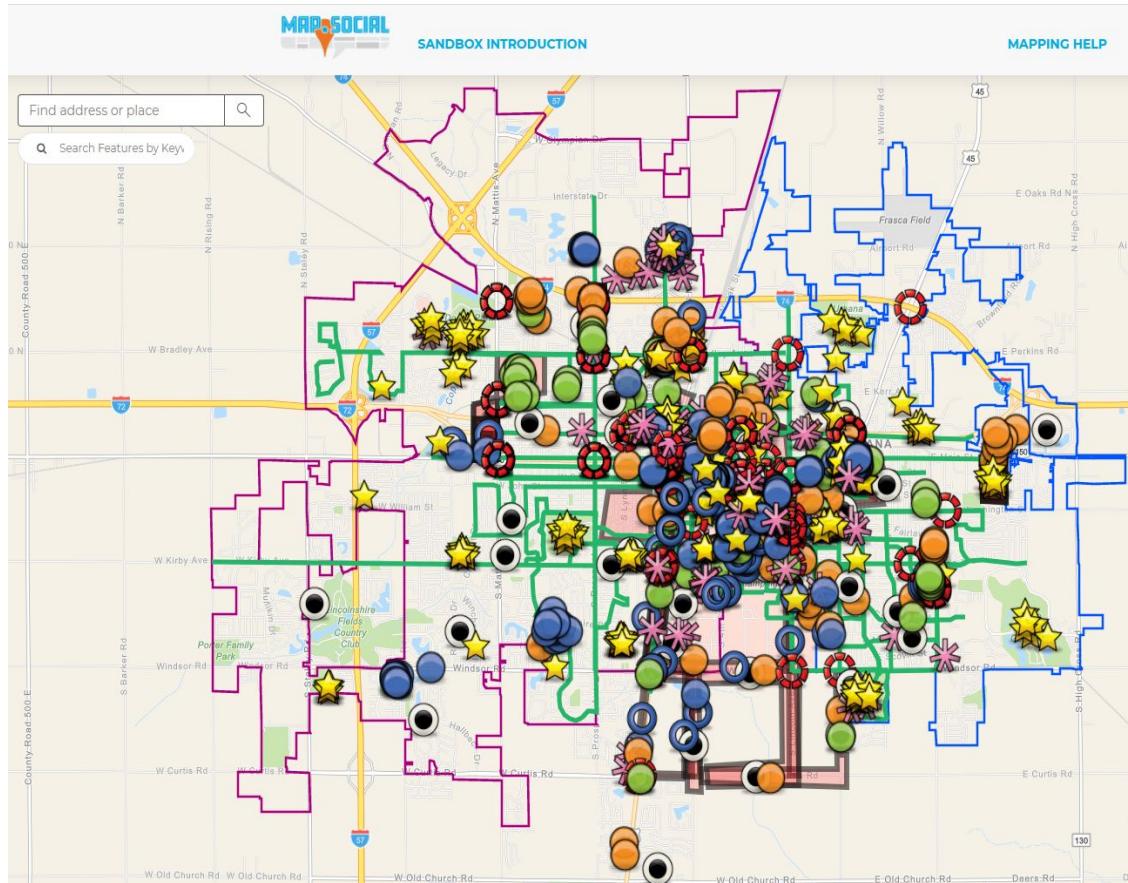
- Discuss which land uses are important for Rutherford Ave and Sullivan Square.
- Identify areas you think are suited for:
 - Small-scale housing
 - Large-scale housing
 - Mixed-use (typically retail on first floor with housing on top)
 - Primarily commercial uses

Mapping Priorities

All breakout rooms will use Map.Social, an interactive mapping tool.

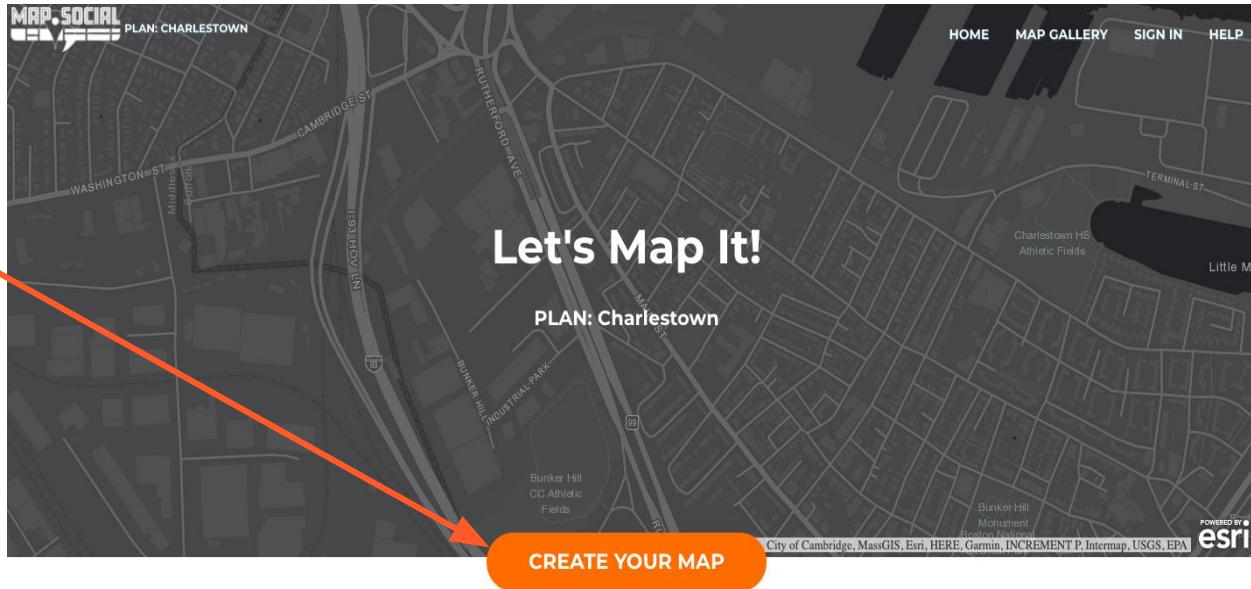
After tonight, you can weigh in on all categories through this tool. It will be live throughout the summer.

<http://bit.ly/mapcharlestown>



Map Social

Click the “Create Your Map” button to start annotating the map.



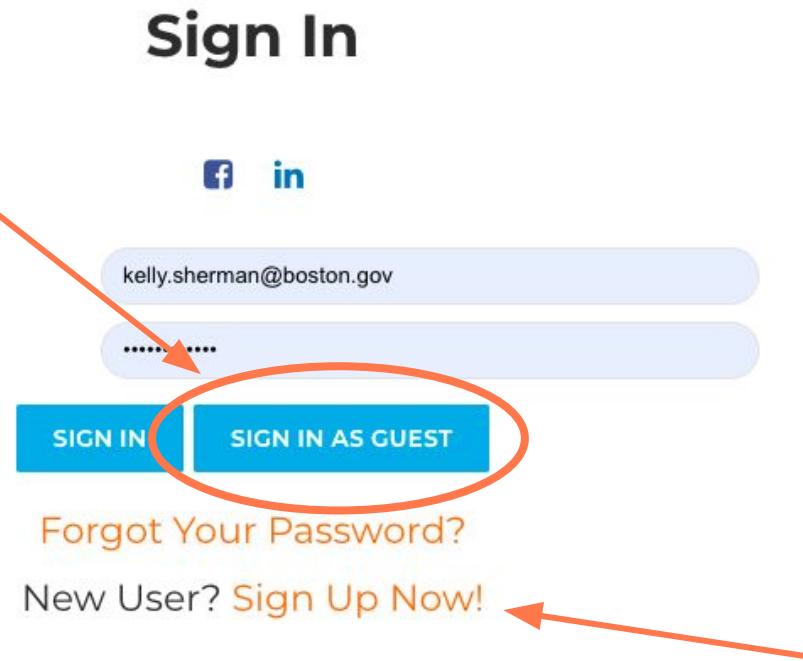
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PLAN: Charlestown

This is the interactive mapping tool for PLAN: Charlestown, a neighborhood-wide planning initiative. Guided by Imagine Boston 2030, the PLAN: Charlestown process builds on earlier planning work

Map Social

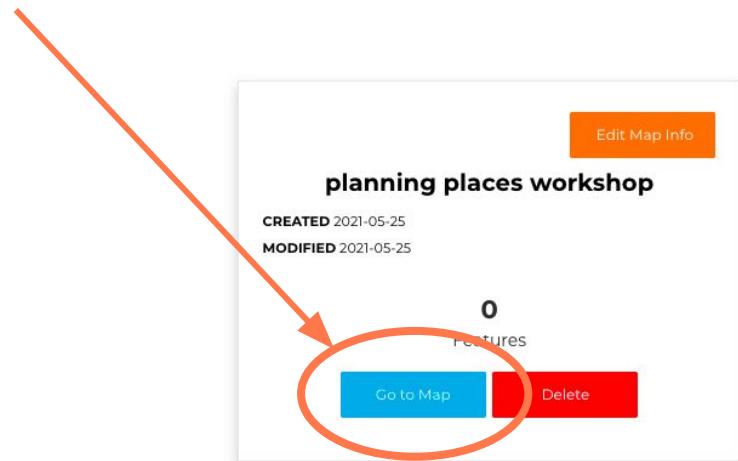
Click "Sign In as Guest" now and start creating your map instantly



After tonight, you will have to sign up and create an account. This allows you to go back and edit your own map after you log out.

Map Social

Click the “Go to Map”
Button. Start editing!



Maps

Create New Map

Map Social 5-min Tutorial

The map displays a detailed view of Boston, Massachusetts, including the North End, Chinatown, and surrounding neighborhoods. Key features include:

- Key Destinations:** Represented by yellow stars.
- Desired Paths:** Represented by green dashed lines.
- Good Location for Housing:** Represented by green arrows.
- Good Location for Mixed-Use:** Represented by orange arrows.
- Good Location for Commercial:** Represented by red arrows.
- Good Location for Industrial:** Represented by purple arrows.
- Desired Open Space:** Represented by green circles.
- Public Realm Improvements:** Represented by blue circles.
- Redevelopment Opportunities:** Represented by black circles.

The map also shows major roads like I-93, I-90, and the Massachusetts Turnpike, as well as several parks and landmarks. A legend on the right side provides a key for these symbols, and a red circle highlights the legend area.

Breakout Rooms

All Groups: Discuss why this topic is an important priority for Rutherford Avenue and Sullivan Square.

Mobility - What areas should be better served by new and/or improved connections (such as bike lanes, roads, or bus routes)?

Open Space and Resiliency - Where would you like to see new open space?

Public Realm - Where do you see opportunities for public realm improvements (such as wider sidewalks, public art, plazas, etc)?

Housing and Businesses - What areas are better suited for housing, mixed-use, commercial, or industrial uses?

As a reminder, please just pick **one** breakout room for tonight. You'll have an opportunity to weigh in on **all categories after** tonight's workshop through the PLAN: Charlestown Map.Social page!

Breakout Rooms by Topic

- 1 - Mobility*
- 2 - Open Space and Resiliency*
- 3 - Public Realm*
- 4 - Locations for Businesses and Housing*

Next Steps

Jason Ruggiero, Community Engagement Manager



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Next Steps

Share your input on [Map.Social](#) throughout the summer!

Join us on **June 29th**** for Planning Places Part II:** Original Peninsula and Lost Village. ****New date****

- “What should this area look like?”
- “What elements do we love about our residential areas?”
- “What tools do we have to preserve the elements of the historic peninsula that we really love?”

Next Advisory Group Meeting: **[Late July/Early August](#)**

For those unable to join tonight,

Please share the map.social link! <http://bit.ly/mapcharlestown>

We will also host a Chat with a Planner on **June 9th** on using Map.Social. Bring any questions you have.

All meeting content available:

www.bostonplans.org/plancharlestown

Appendix



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PLAN: Charlestown Staff Team

Planning



Ted Schwartzberg
*Project Lead
Senior Planner II*



Anna Callahan
Planner II

Engagement



Jason Ruggiero
Community Engagement Manager

Urban Design



Meghan Richard
*Urban Design Lead
Preservation Planner & Urban Designer II*



Kelly Sherman
Planner I



Chris Breen
Urban Renewal Manager



Natalie Punzak
Urban Designer I

Why PLAN: Charlestown?

PLAN: Charlestown is a neighborhood-wide planning initiative in Charlestown. Guided by Imagine Boston 2030, the planning process will build on earlier planning initiatives and will assess their stated goals for Charlestown. The process will produce a framework to predictably shape the future of Charlestown, and identify opportunities to preserve, enhance, and grow over the next twenty years.

Specifically, PLAN: Charlestown will:

- Recommend updates for Charlestown's zoning (Article 62)
- Produce Urban Design Guidelines
- Provide regulations to guide contextually appropriate growth

Project Partners

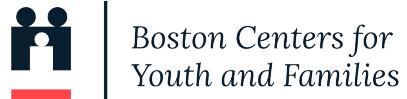
Charlestown Stakeholders

- Individual Community Members
- Elected Officials
- Advisory Group
- Community Organizations

Commonwealth



City of Boston



Boston Centers for
Youth and Families



Environment



Landmarks Commission



Neighborhood Services



Parks and Recreation



Public Health
Commission



Public Works



Public Facilities



Schools



Transportation

Advisory Group Members

Ex-officio Members

Representative Dan Ryan
Senator Sal DiDomenico
Councilor Lydia Edwards
Councilor Annissa Essaibi George
Councilor Julia Mejia
Councilor Michelle Wu

Melissa Brennan
Brian Callahan
Mary Chippa
Amber Christofferson
Sarah Coughlin
Elaine Donovan
James Donovan
KarieEverett
Shannon Fitzgerald
Anda French
Tina Goodnow
Julie Hall
Intiya Isaza-Figueroa
Nancy Johnsen
Chris Kuschel
Joanne Massaro
Mary McCarthy
Ryan McCarthy
Lisa McGoff-Collins
Zaire Richardson
Niko Skiadas
Phil Smith
Paul Sullivan
Karson Tager
Stephanie Ward
Amanda Zettel

In 20 years, these areas won't look the same.

Medford Street
(1965)



Rutherford Avenue
(2020)



Hood Park
(2020)



Rutherford Avenue
(2020)

